

In Re:
LYDIA PARRA,

Case No.: 19-18956

Debtor

Chapter: 13_

Judge: Vincent F. Papalia

NOTICE OF PROPOSED PRIVATE SALE

Lydia Parra, Debtor, in this case proposes to sell property of the estate to the persons and on the terms described below. If you object to the sale, you must file a written objection with the Clerk of the United States Bankruptcy Court and serve it on the party listed below not later than 7 days before the hearing date.

Address of the Clerk: United States Bankruptcy Court, MLK, Jr. US Courthouse, 50 Walnut Street, 3rd Floor, Newark, NJ 07102

If an objection is filed, a hearing will be held before the Honorable Vincent F. Papalia on April 7, 2022 at 10:00 a.m. at the United States Bankruptcy Court, courtroom no. 3B , United States Bankruptcy Court, MLK, Jr. US Courthouse, 50 Walnut Street, 3rd Floor, Newark, NJ 07102

. (Hearing date must be at least 28 days from the date of this notice). If no objection to the sale is filed, the clerk will enter a Certification of No Objection and the sale will be held as proposed.

Description of property to be sold: 386 Summer Ave., Newark, NJ 07104

Proposed Purchaser: Jimmy Almanzar and Mabelle Cortorreal

Sale price: \$375,000.00

☒ Pursuant to D.N.J. LBR 6004-5, I request to pay the real estate broker and/or real estate attorney at closing on the terms set forth below.

Name of Professional: Scott D. Sherman, Esq.

Amount to be paid: \$2,500.00 for Real Estate Transaction and \$1,000.00 for filing of Motion to Approve Sale

Services rendered: Real Estate Counsel

Higher and better offers will be received. They must be in writing and filed with the clerk not later than 7 days before the hearing date set forth above.

Objections must be served on, and requests for additional information directed to:

Name: Scott D. Sherman, Esq. – MINION & SHERMAN_

Address: 33 Clinton Road, Suite 105, West Caldwell, NJ 07006

Telephone No.: 973-882-2424

rev.8/1/15

In re:
Lydia Parra
Debtor

Case No. 19-18956-VFP
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0312-2
Date Rcvd: Mar 10, 2022

User: admin
Form ID: pdf905

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Total Noticed: 55

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Mar 12, 2022:

Recip ID	Recipient Name and Address
db	+ Lydia Parra, 386 Summer Ave., 1st Floor, Newark, NJ 07104-2812
cr	+ Specialized Loan Servicing LLC, P.O. Box 340514, Tampa, FL 33694-0514
518221705	+ Bank of America, 4909 Savarese Circle, FI1-908-01-50, Tampa, FL 33634-2413
518310795	+ Bank of America, N.A., P O Box 982284, El Paso, TX 79998-2284
518336837	FLAGSHIP CREDIT ACCEPTANCE, P.O. Box 3807 COPPELL TX 75019
518221722	+ New Jersey Department of Community Affai, 101 South Broad Steet, Suite 800, Trenton, NJ 08608-2401
518221723	+ North Star Capital Acquisition, LLC, 220 John Glenn Dr., Amherst, NY 14228-2246
518221724	Pluese Becker & Saltzman, 20000 Horizon Way, Suite 900, Mount Laurel, NJ 08054-4318
518221727	+ Specialized Loan Servicing/SLS, Attn: Bankruptcy Dept, 8742 Lucent Blvd #300, Highlands Ranch, CO 80129-2386
518332701	+ State of New Jersey, Division of Taxation Bankruptcy, PO Box 245, Trenton, NJ 08695-0245
518221728	+ State of New Jersey, Division of Taxation, 50 Barrack Street, PO Box 269, Trenton, NJ 08695-0269
518221732	+ U S Dept Of Ed/Fisl/At, Po Box 2287, Atlanta, GA 30301-2287
519448152	+ U.S. Bank NA, successor trustee to Bank of Americ, Serviced by Select Portfolio Servicing,, PO Box 65250, Salt Lake City, UT 84165-0250
519448153	+ U.S. Bank NA, successor trustee to Bank of Americ, Serviced by Select Portfolio Servicing,, PO Box 65250, Salt Lake City, UT 84165-0250, U.S. Bank NA, successor trustee to Bank Serviced by Select Portfolio Servicing,
518345065	+ U.S. Bank National Association Trustee (See 410), c/o Specialized Loan Servicing LLC, 8742 Lucent Blvd, Suite 300, Highlands Ranch, Colorado 80129-2386

TOTAL: 15

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
smg	Email/Text: usanj.njbankr@usdoj.gov	Mar 10 2022 20:41:00	U.S. Attorney, 970 Broad St., Room 502, Rodino Federal Bldg., Newark, NJ 07102-2534
smg	+ Email/Text: ustpreion03.ne.ecf@usdoj.gov	Mar 10 2022 20:41:00	United States Trustee, Office of the United States Trustee, 1085 Raymond Blvd., One Newark Center, Suite 2100, Newark, NJ 07102-5235
cr	+ Email/PDF: gecsedl@recoverycorp.com	Mar 10 2022 20:50:45	Synchrony Bank c/o PRA Receivables Management, LLC, PO BOX 41021, Norfolk, VA 23541-1021
518315728	Email/Text: bnc@atlasacq.com	Mar 10 2022 20:40:00	Atlas Acquisitions LLC, 492C Cedar Lane, Ste 442, Teaneck, NJ 07666
518326563	Email/PDF: bncnotices@becket-lee.com	Mar 10 2022 20:50:48	American First Finance, c/o Becket and Lee LLP, PO Box 3002, Malvern PA 19355-0702
518221706	+ Email/Text: BarclaysBankDelaware@tsico.com	Mar 10 2022 20:41:00	Barclays Bank Delaware, Attn: Correspondence, Po Box 8801, Wilmington, DE 19899-8801
518221707	+ Email/Text: BNCNOTICES@noexternalmail.hsbc.com	Mar 10 2022 20:40:00	Beneficial / Household Finance, Attn: Bankruptcy Dept, 961 Weigel Dr, Elmhurst, IL 60126-1058
518221709	Email/PDF: AIS.cocard.ebn@aisinfo.com	Mar 10 2022 20:49:41	Capital 1 Bank, Attn: C/O TSYs Debt Management, Po Box 5155, Norcross, GA 30091
518221708	Email/PDF: Citi.BNC.Correspondence@citi.com	Mar 10 2022 20:51:01	BP Oil / Citibank, Attn: Bankruptcy, Po Box 20363, Kansas City, MO 64195

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518221710	+ Email/PDF: AIS.cocard.ebn@aisinfo.com	Mar 10 2022 20:50:56	Capital One, Attn: Bankruptcy, Po Box 30285, Salt Lake City, UT 84130-0285
518280815	Email/PDF: bncnotices@becket-lee.com	Mar 10 2022 20:51:00	Capital One, N.A., c/o Becket and Lee LLP, PO Box 3001, Malvern PA 19355-0701
518221712	Email/Text: BNC-ALLIANCE@QUANTUM3GROUP.COM	Mar 10 2022 20:41:00	Comenity Capital Bank/HSN, Attn: Bankruptcy Dept, Po Box 18215, Columbus, OH 43218
518221713	+ Email/PDF: creditonebknotifications@resurgent.com	Mar 10 2022 20:49:55	Credit One Bank, Attn: Bankruptcy, Po Box 98873, Las Vegas, NV 89193-8873
518221720	+ Email/PDF: Citi.BNC.Correspondence@citi.com	Mar 10 2022 20:50:50	Mcydsnb, 9111 Duke Blvd, Mason, OH 45040
518221734	+ Email/PDF: Citi.BNC.Correspondence@citi.com	Mar 10 2022 20:50:49	Visa Dept Store National Bank/Macy's, Attn: Bankruptcy, Po Box 8053, Mason, OH 45040
518345675	Email/Text: bnc-quantum@quantum3group.com	Mar 10 2022 20:41:00	Department Stores National Bank, c/o Quantum3 Group LLC, PO Box 657, Kirkland, WA 98083-0657
518221714	+ Email/Text: electronicbkydocs@nelnet.net	Mar 10 2022 20:41:00	Dept of Ed / 582 / Nelnet, Attn: Claims, Po Box 82505, Lincoln, NE 68501-2505
518221715	+ Email/Text: bknotice@ercbpo.com	Mar 10 2022 20:41:00	ERC/Enhanced Recovery Corp, Attn: Bankruptcy, 8014 Bayberry Road, Jacksonville, FL 32256-7412
518221716	+ Email/PDF: ais.fpc.ebn@aisinfo.com	Mar 10 2022 20:50:58	First Premier Bank, Attn: Bankruptcy, Po Box 5524, Sioux Falls, SD 57117-5524
518221717	+ Email/Text: bankruptcy@flagshipcredit.com	Mar 10 2022 20:41:00	Flagship Credit Acceptance, Po Box 965, Chadds Ford, PA 19317-0643
518221718	Email/Text: sbse.cio.bnc.mail@irs.gov	Mar 10 2022 20:40:00	Internal Revenue Service, 955 S. Springfield Ave, Springfield, NJ 07081
518307551	Email/Text: JCAP_BNC_Notices@jcap.com	Mar 10 2022 20:41:00	Jefferson Capital Systems LLC, Po Box 7999, Saint Cloud Mn 56302-9617
518221711	Email/PDF: ais.chase.ebn@aisinfo.com	Mar 10 2022 20:50:45	Chase, 800 Brooksedge Blvd, Westerville, OH 43081
518221719	+ Email/Text: PBNCNotifications@peritusservices.com	Mar 10 2022 20:40:00	Kohls/Capital One, N56 W 17000 Ridgewood Dr, Menomonee Falls, WI 53051-5660
518236224	Email/PDF: resurgentbknotifications@resurgent.com	Mar 10 2022 20:50:49	LVNV Funding, LLC, Resurgent Capital Services, PO Box 10587, Greenville, SC 29603-0587
518256844	Email/PDF: MerrickBKNotifications@Resurgent.com	Mar 10 2022 20:50:46	MERRICK BANK, Resurgent Capital Services, PO Box 10368, Greenville, SC 29603-0368
518221721	+ Email/PDF: MerrickBKNotifications@Resurgent.com	Mar 10 2022 20:50:45	Merrick Bank/CardWorks, Attn: Bankruptcy, Po Box 9201, Old Bethpage, NY 11804-9001
518221725	Email/PDF: PRA_BK2_CASE_UPDATE@portfoliorecovery.com	Mar 10 2022 20:50:59	Portfolio Recoveries, Po Box 12914, Norfolk, VA 23541
518221726	Email/Text: signed.order@pfwattorneys.com	Mar 10 2022 20:40:00	Pressler & Pressler, 16 Wing Drive, Cedar Knolls, NJ 07927
518236987	+ Email/PDF: resurgentbknotifications@resurgent.com	Mar 10 2022 20:50:09	PYOD, LLC, Resurgent Capital Services, PO Box 19008, Greenville, SC 29602-9008
518301941	+ Email/Text: JCAP_BNC_Notices@jcap.com	Mar 10 2022 20:41:00	Premier Bankcard, Llc, Jefferson Capital Systems LLC Assignee, Po Box 7999, Saint Cloud Mn 56302-7999
518331674	Email/Text: bnc-quantum@quantum3group.com	Mar 10 2022 20:41:00	Quantum3 Group LLC as agent for, Comenity Capital Bank, PO Box 788, Kirkland, WA 98083-0788
518224930	+ Email/PDF: gecsed@recoverycorp.com	Mar 10 2022 20:50:45	Synchrony Bank, c/o of PRA Receivables Management, LLC, PO Box 41021, Norfolk, VA 23541-1021

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518221729	+ Email/PDF: gecsedl@recoverycorp.com	Mar 10 2022 20:50:46	Synchrony Bank/TJX, Po Box 965015, Orlando, FL 32896-5015
518221730	+ Email/PDF: gecsedl@recoverycorp.com	Mar 10 2022 20:50:56	Synchrony Bank/Walmart, Attn: Bankruptcy Dept, Po Box 965060, Orlando, FL 32896-5060
518221731	+ Email/Text: bankruptcydepartment@tsico.com	Mar 10 2022 20:41:00	Transworld System Inc, Attn: Bankruptcy, Po Box 15618, Wilmington, DE 19850-5618
518251455	+ Email/Text: electronicbkydocs@nelnet.net	Mar 10 2022 20:41:00	U.S. Department of Education, C/O Nelnet, 121 South 13th Street, Suite 201, Lincoln, NE 68508-1911
518328502	+ Email/PDF: ebn_ais@aisinfo.com	Mar 10 2022 20:50:59	Verizon, by American InfoSource as agent, 4515 N Santa Fe Ave, Oklahoma City, OK 73118-7901
518221733	Email/Text: wfmelectronicbankruptcyntifications@verizonwireless.com	Mar 10 2022 20:40:00	Verizon New Jersey Inc, Po Box 165018, Columbus, OH 43216
518221735	+ Email/Text: bnc-bluestem@quantum3group.com	Mar 10 2022 20:41:00	Webbank/Gettington, Attn: Bankruptcy, 6250 Ridgewood Rd, Saint Cloud, MN 56303-0820

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BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Mar 12, 2022

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on March 10, 2022 at the address(es) listed below:

Name	Email Address
Denise E. Carlon	on behalf of Creditor LaSalle Bank National Association as Trustee for Bear Stearns Asset Backed Securities I Trust 2005-HE6, Asset- Backed Certificates, Series 2005-HE6 dcarlon@kmlawgroup.com, bkgroup@kmlawgroup.com
Gavin Stewart	on behalf of Creditor Specialized Loan Servicing LLC bk@stewartlegalgroup.com
Jill Manzo	on behalf of Creditor Select Portfolio Servicing Inc., as servicer for U.S. Bank NA, successor trustee to Bank of America, NA, successor in interest to LaSalle Bank NA, on behalf of the registered holders of Bear Stearns A bankruptcy@fskslaw.com
Marie-Ann Greenberg	magecf@magtrustee.com
R. A. Lebron	on behalf of Creditor Select Portfolio Servicing Inc., as servicer for U.S. Bank NA, successor trustee to Bank of America, NA, successor in interest to LaSalle Bank NA, on behalf of the registered holders of Bear Stearns A bankruptcy@fskslaw.com
Rebecca Ann Solarz	

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on behalf of Creditor LaSalle Bank National Association as Trustee for Bear Stearns Asset Backed Securities I Trust 2005-HE6,
Asset- Backed Certificates, Series 2005-HE6 rsolarz@kmlawgroup.com

Scott D. Sherman

on behalf of Debtor Lydia Parra ssherman@minionsherman.com

U.S. Trustee

USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 8